

File #: **28069**

Owner's Name: **Ireland Waldorf LTD**

Agent: **Hershoff, Lupino & Yagel**  
**Pete Bacheler**

Common Name: **Ireland Companies**

Type of Application: **PC Sign Variance**

Key: **Key Largo**

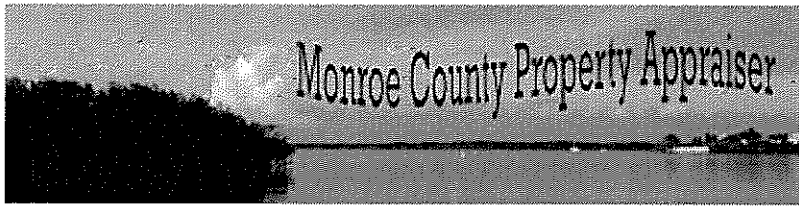
RE: **00453440-000100**

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Jul 30, 2008 4:59PM

[Contact the MCPA office.](#)

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**ONLINE DATA CENTER****RECORDS SEARCH****PROPERTY INFORMATION FOR:**

Alternate Key: 1553140  
RE Number: 00453440-000100

[Print](#)[Search Again](#)[Ask Question about this Parcel](#)**Property Details****OWNER OF RECORD**

IRELAND WALDORF LTD  
12000 BISCAYNE BLVD PENTHOUSE #810  
MIAMI FL 33181-2742

**PHYSICAL LOCATION**

99615 OVERSEAS HWY KEY LARGO  
99623 OVERSEAS HWY KEY LARGO

**LEGAL DESCRIPTION**

PORT LARGO KEY LARGO PB5-3 PT TR E OR464-20-21  
OR481-7/19E OR777-732/733 OR1121-386

**SUBDIVISION:**  
PORT LARGO

**SECTION, TOWNSHIP, RANGE**

33 - 61 - 39

**AFFORDABLE HOUSING** No

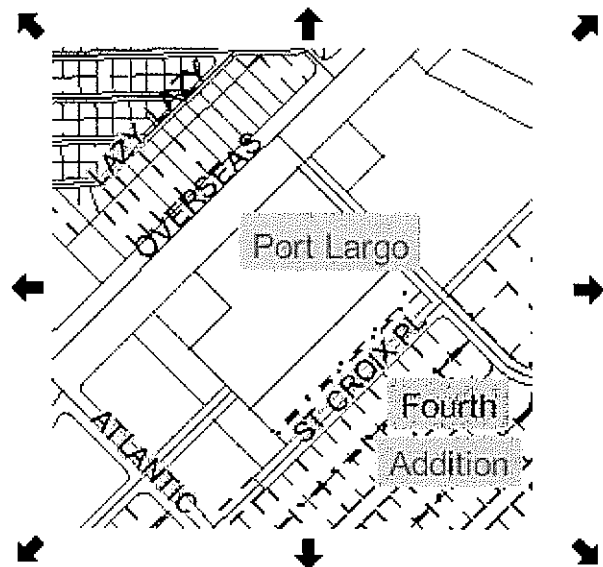
**MILLAGE GROUP**

500K

[Estimate Taxes](#)

**PC CODE**

COMMUNITY SHOPPING CENTERS

**PROPERTY MAP****Map Size**

☒ None ☐ Small ☒ Medium ☐ Large

Aerial View: ☒ Off ☐ On

**Land Details**

LAND USE CODE	FRONTAGE	DEPTH	LAND AREA
COMMERCIAL HIGHWAY	0	0	5 AC

**Summary of Buildings**

NUMBER OF BUILDINGS	TOTAL LIVING AREA
1	56146
NUMBER OF COMMERCIAL BUILDINGS	YEAR BUILT

										1972	
Building Characteristics Building No 1											
BUILDING TYPE		CONDITION		E	QUALITY GRADE		300	EFFECTIVE AGE		12	
PERIMETER		1498	DEPRECIATION %		15	YEAR BUILT		1972	SPECIAL ARCH		0
GRND FLOOR AREA		56146	FUNCTIONAL OBS		0	ECONOMIC OBS		0			
INCLUSIONS:											
ROOF TYPE		ROOF COVER			HEAT 1			HEAT 2			
FOUNDATION		BEDROOMS			0	HEAT SRC 1			HEAT SRC 2		
EXTRA FEATURES:											
2 FIX BATH		0	4 FIX BATH		0	6 FIX BATH		0	EXTRA FIX		40
VACUUM		0	SECURITY		0	GARBAGE DISPOSAL		0			
3 FIX BATH		0	5 FIX BATH		0	7 FIX BATH		0	DISHWASHER		0
INTERCOM		0	FIREPLACES		0	COMPACTOR		0			
Sections											
TYPE	NBR	EXTERIOR WALL TYPE	# STORIES	YEAR BUILT	ATTIC	A/C	BASEMENT %	FINISHED BASEMENT %	AREA		
FLA	1		1	1971					56146		
OUF	2		1	1971					5110		
OUF	3		1	1998					244		

<b>Miscellaneous Improvements</b>									
NBR	IMPR TYPE	# UNITS	TYPE	LENGTH	WIDTH	YEAR BUILT	ROLL YEAR	GRADE	LIFE
1	PT3:PATIO	2240	SF	0	0	1975	1976	2	50
2	AP2:ASPHALT PAVING	81546	SF	0	0	1975	1976	2	25
3	CL2:CH LINK FENCE	240	SF	40	6	1996	1997	1	30

<b>Parcel Value History</b>						
TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2007	2,771,812	72,656	625,000	5,387,588	0	5,387,588
2006	2,771,812	72,667	625,000	4,975,062	0	4,975,062
2005	2,803,671	73,036	625,000	4,770,000	0	4,770,000
2004	2,867,388	73,410	625,000	4,404,680	0	4,404,680
2003	2,867,388	73,779	625,000	3,566,167	0	3,566,167
2002	2,867,388	74,149	625,000	3,525,191	0	3,525,191
2001	2,867,388	74,522	625,000	3,525,191	0	3,525,191
2000	2,867,388	38,997	653,400	3,525,191	0	3,525,191
1999	2,863,764	39,116	653,400	2,190,133	0	2,190,133
1998	1,711,187	39,237	653,400	2,190,133	0	2,190,133
1997	1,711,187	39,128	653,400	2,190,133	0	2,190,133
1996	1,555,625	39,240	653,400	2,190,133	0	2,190,133
1995	1,555,625	39,352	653,400	2,190,133	0	2,190,133
1994	1,555,625	39,464	653,400	2,190,133	0	2,190,133
1993	1,555,625	39,576	653,400	2,082,528	0	2,082,528
1992	1,555,625	39,688	653,400	2,082,528	0	2,082,528
1991	1,421,926	39,800	653,400	2,438,019	0	2,438,019
1990	1,421,926	43,500	653,400	2,438,019	0	2,438,019
1989	1,421,926	47,200	653,400	2,438,019	0	2,438,019
1988	1,322,786	33,582	653,400	2,347,322	0	2,347,322
1987	1,299,695	33,582	653,400	2,270,561	0	2,270,561
1986	1,302,694	33,582	653,400	1,888,586	0	1,888,586
1985	1,275,864	33,582	653,400	1,946,051	0	1,946,051
1984	1,263,987	33,582	653,400	1,892,522	0	1,892,522
1983	1,263,987	33,582	559,247	1,574,522	0	1,574,522
1982	1,035,229	33,582	559,247	1,574,522	0	1,574,522

**Parcel Sales History**

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.

SALE DATE	OFFICIAL RECORDS BOOK/PAGE	PRICE	INSTRUMENT
01/1990	1121/386	22,600	QC

This page has been visited 19,362 times.

County of Monroe  
Growth Management Division

**Planning & Environmental Resources  
Department**  
88800 Overseas Highway  
Tavernier, Florida 33070  
Voice (305) 852-7100  
FAX: (305) 852-7103



*We strive to be caring, professional and fair*

**Board of County Commissioners**  
Mayor Mario Di Gennaro, Dist. 4  
Mayor Pro Tem Dixie Spehar, Dist. 1  
George Neugent, Dist. 2  
Charles "Sonny" McCoy, Dist. 3  
Sylvia J. Murphy, Dist. 5

Date: 7/24/08  
Time: 2:05

Dear Applicant:

This is to acknowledge submittal of your application for Sign Variance  
Type of application

Inland Waldorf to the Monroe County Planning Department.  
Project / Name

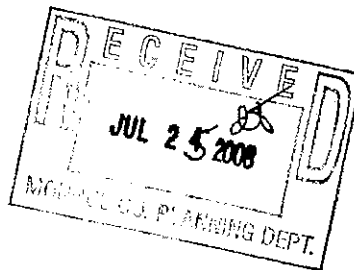
We are unable at this time to issue a receipt of your application, as it will take our staff two working days to determine that all required materials related to your application have been submitted. All applications received after 12:00 Noon will be considered as submitted the following working day.

Also, as required by Monroe County Code, planning staff will review your application after acceptance, to deem it complete within an additional fifteen working days.

Thank you.

Barbara Bauer

Planning Staff



**IRELAND WALDORF LTD.**  
12000 BISCAYNE BLVD., STE. 810  
NORTH MIAMI, FL 33181-2727

**CITY NATIONAL BANK OF FLORIDA**  
HALLANDALE, FLORIDA 33009  
63-436-660

CHECK NO. 2622 DATE Jul 22, 2008 AMOUNT \$254.00

**IRELAND WALDORF LTD.**  
12000 BISCAYNE BLVD., STE. 810  
NORTH MIAMI, FL 33181-2727

**CITY NATIONAL BANK OF FLORIDA**  
HALLANDALE, FLORIDA 33009  
63-436-660

CHECK NO. 2621 DATE Jul 17, 2008 AMOUNT \$1,076.00

One Thousand Seventy-Six and 00/100 Dollars

Monroe County Planning Dept.



0002621 00660043671 7001588505

**Additional Information added to File 28069**

**End of Additional Information**  
**File 28069**

APPLICATION  
MONROE COUNTY  
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Sign Variance Application to the Monroe County Planning Commission

Monroe County Code §9.5-406

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Planning Commission Variance Application Fee: \$1,076.00

*In addition to the application fee, the following fees also apply:*

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

$\times 3$

$$5900 + \$245 = 254.00$$

Date of Submittal: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Month Day Year

**Property Owner:**

COGLAND WALDORF LTD  
Name

2000 BISCAYNE BLVD PH B10  
Mailing Address (Street, City, State, Zip Code)  
MIAMI, FL 33181  
AGENT

Daytime Phone

AGENT  
Email Address

**Agent (if applicable):**

HERSHOFF, LUPINO & YAGEL  
Name

90130 OLD HWY TAVERNER FL  
Mailing Address (Street, City, State, Zip Code) 33070

305.852.8440  
Daytime Phone

DBACHELON@TROPICLAW.COM  
Email Address

**Legal Description of Property:**

(If in metes and bounds, attach legal description on separate sheet)

PT TR E PORT LARGO KEY LARGO  
Block Lot Subdivision Key

00453440 . 000100

Real Estate (RE) Number

99615 0/5 HWY

Street Address

Alternate Key Number

99.0

Approximate Mile Marker



APPLICATION

Land Use District Designation(s): LC URBAN COMMERCIAL

Present Land Use of the Property: SHOPPING CENTER

Please describe why a variance to the sign regulations set forth in the Monroe County Code is required:

SEE APPENDIX "A"

Pursuant to Monroe County Code Section 9.5-406, a variance shall be granted only where all of the following criteria are met. Please describe how each standard shall be met.

- 1) The literal interpretation and strict application of the provision and requirements of this division would cause undue and unnecessary hardship to the sign owner because of unique or unusual conditions pertaining to the specific building or parcel or property in question:

SEE APPENDIX "A"

- 2) The granting of the requested variance would not be materially detrimental to the property owners in the vicinity:

SAME AS 1

- 3) The unusual conditions applying to the specific property do not apply generally to other properties in the county:

SAME AS 1

- 4) The granting of the variance will not be contrary to the general objective of this division of moderating the size, number and obtrusive placement of signs and the reduction of clutter:

SAME AS 1

- 5) The variance is not requested on the basis of economic hardship of the sign user:

SAME AS 1

## APPLICATION

All of the following must be submitted in order to have a complete application submittal:  
(Please check as you attach each required item to the application)

- ☐ Complete sign variance application (unaltered and unbound); and
- ☐ Correct fee (check or money order to Monroe County Planning & Environmental Resources); and
- ☐ Proof of property ownership (i.e. Warranty Deed); and
- ☐ Current Property Record Card(s) from the Monroe County Property Appraiser; and
- ☐ Location map; and
- ☐ Photograph(s) of site from adjacent roadway(s); and
- ☐ Photograph(s) of all existing signage; and
- ☐ Site Plan (drawn to a scale of one (1) inch equals twenty (20) feet, except where impractical and the Director of Planning authorizes a different scale); and
- ☐ Detail of Sign(s), including dimensional measurements of sign area (length, width and height); total height of structure (the vertical distance measured from the top of the structure to the finished ground elevation of the site at the base of the sign); location of sign (distance from property lines/drives for ground-mounted and position on building for wall-mounted); and all text and images to be shown on sign; and
- ☐ Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included; and

If applicable, the following must be submitted in order to have a complete application submittal:

- ☒ Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Sworn before me this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

**MONROE COUNTY PLANNING  
SIGN VARIANCE APPLICATION**Application Fee: \$1076.00  
MCC Section 9.5-406

A variance to the sign standards is regulated by Section 9.5-406 of the ordinance. To evaluate your proposal, please provide the information requested. The application must be completed fully and all required support data must be attached before the application is reviewed. If you have questions or wish to submit the completed application, please contact the staff member closest to you.

We are using  
signature on old  
application per  
Joe Haberman

**1) APPLICANT:**

Name: IRLAND WALDOFF LTD  
Mailing Address: 12000 BISCAYNE BLVD PH B10 MIA 33181  
Phone: (Home) — (Work) AGENT  
(Fax) AGENT

**2) AGENT (If applicable):**

Name: HERSHOFF LUPINO & YAGEL  
Mailing Address: 90130 OVERSEAS HWY  
Phone: (Home) — (Work) 305.852.8440  
(Fax) 305.852.8848

**3) DESCRIPTION OF PROPERTY:**

Street Address: 99415 OVERSEAS HWY KEY LARGO  
Lot: PT TR E Block — Subdivision: FORT LARGO Key: LARGO MM: 99.5  
RE Number: 00453440-000100

If in metes and bounds, attach legal description on separate sheet.

**4) VARIANCE REQUEST: (use additional paper if necessary)**

Describe the variance request and exactly what the variance would allow you to do: \_\_\_\_\_

SEE ADDENDUM "A"

5) BACKGROUND INFORMATION:

Size of property: 5 ACS Land Use District: LC

Present use of property: SHOPPING CENTER

Have you applied for a sign variance for this property in the past? NO

If yes, when? \_\_\_\_\_

What were the circumstances and result of the previous application: \_\_\_\_\_

Are there any pending code violations on the property? Yes \_\_\_\_\_ No X

If yes, please explain: \_\_\_\_\_

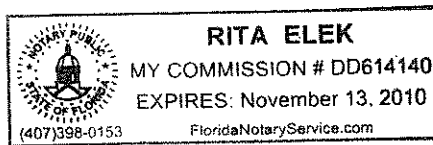
I certify that I am familiar with the information contained in this application, and to the best of my knowledge, such information is true, complete and accurate.

Applicant's Signature M. Scott Ireland, Agent Date 7-14-08

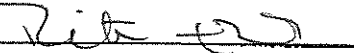
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me this 14<sup>th</sup> day of JULY, 2008

by M. SCOTT IRELAND who is personally known or who has produced  
\_\_\_\_\_ as identification.



Notary Signature

  
RITA ELEK**6) DATA REQUIREMENTS:**

The following supporting data must accompany the application for the variance:

**Note:** If the supporting DATA (i.e., survey or site plan) is larger than 11 x 14 inches, sixteen (16) copies must be submitted.

- a) Sixteen (16) Photographs of site clearly showing the location of the proposed sign, the side of the property of the proposed sign, all existing signs on the property and the neighboring properties. Please clearly label all photographs on the front.
- b) A site plan to scale showing all structures, improvements, parking facilities, landscaped areas, etc.
- c) A copy of the Land Use District Map showing surrounding property within one thousand (1,000) feet of subject property's boundaries.
- d) TYPED NAME AND ADDRESS MAILING LABELS of all adjacent landowners must accompany this application. Also, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjacent to the property. (Adjacent landowner means an owner of land sharing a boundary with another parcel of land. An intervening road, right-of-way, easement or canal does not destroy the adjacency of the two parcels.)
- e) Proof of ownership of subject property (Copy of recorded Warranty Deed, tax bill, or current property record card).
- f) Location/street map clearly showing how to find the property.
- f) Written narrative indicating how the application is consistent with the criteria for a sign variance enumerated in Section 9.5-406 of the Monroe County Code:
  1. Explain how the literal interpretation and strict application of the provisions and requirements of the sign regulations cause undue and unnecessary hardship to the sign owner because of unique or unusual conditions pertaining to the specific building or parcel of property in question;
  2. Explain how granting the variance will not be materially detrimental to the property owners in the vicinity;

3. Describe any unusual conditions that apply to the specific property and that do not apply generally to other properties in the county;
4. Explain how granting the variance will not be contrary to the general objective of the sign regulation of moderating the size, number and obtrusive placement of signs and the reduction of clutter;
5. Give proof that the variance is not requested on the basis of economic hardship of the sign user.

#### Addendum "A"

4. Waldorf plaza is a large shopping center located at MM 99 ocean side in Key Largo. The multi tenant sign for the property lists those businesses located on the north one-half of the shopping center property and easily seen from US-1. However, Waldorf plaza is unique in that along US-1 on the south side of the property is an out parcel, the Hess service station. Due to the location of the Hess station the view of the tenants directly behind are blocked. The secondary sign, the subject of this variance, will allow those multiple tenants behind the Hess station to have US-1 signage, a benefit to the motoring public trying to locate those businesses. Other property owners in the vicinity are not detrimentally affected by this variance since their properties are not hindered in any way. Most properties in the county are not configured in the same manner and hence do not have the same problem. The applicants' primary sign was reduced in height and limited in the number of tenant signs applicable to only those on the northern one-half of the property. The secondary sign helps to locate the businesses hidden behind Hess. Review the aerial below, note the cutout on the left hand side just outside the red boundary line. To the right of the cutout is the shopping center that is blocked.



# Visibility

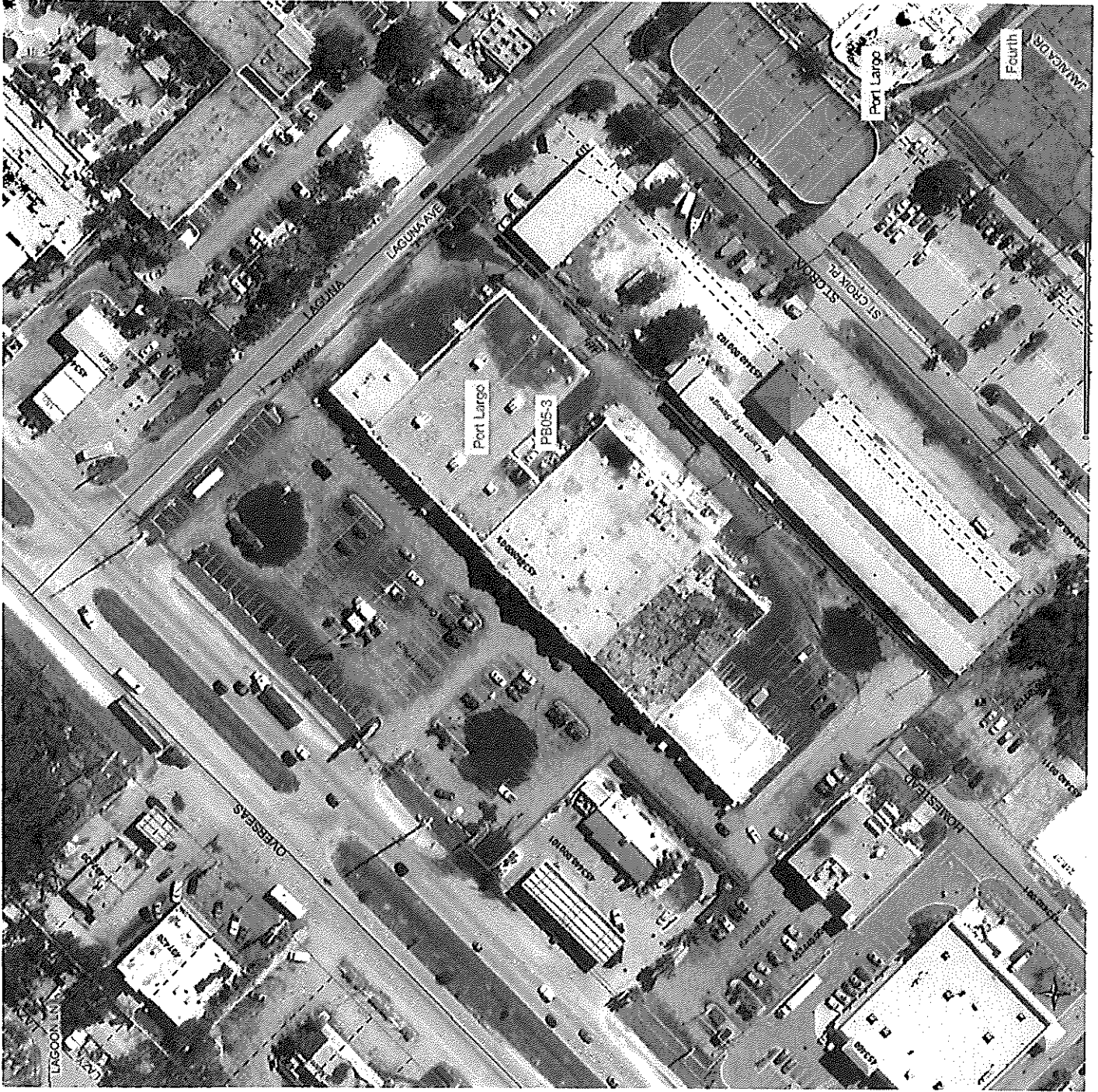
- Legend
- Highlighted Feature
- Real Estate Number
- Parcel Lot Text
- Dimension Text
- Block Text
- Point of Interest Text
- Hooks/Leads
- Lot Lines
- Easements
- Road Centerlines
- Water Names
- Parcels
- Shoreline
- Section Lines
- 2008 Aerials

## PALMIS

Monroe County Property Appraiser  
500 Whitehead Street  
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem* tax purposes only and should not be relied on for any other purpose.

Date Created: July 9, 2008 3:44 PM





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Jun 30, 108 3:37PM

[Contact the MCPA office.](#)

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. F.S. 668.6076



## ONLINE DATA CENTER

### RECORDS SEARCH

#### PROPERTY INFORMATION FOR:

Alternate Key: 1553140  
RE Number: 00453440-000100

[Print](#)
[Search Again](#)
[Ask Question about this Parcel](#)

#### Property Details

##### OWNER OF RECORD

IRELAND WALDORF LTD  
12000 BISCAYNE BLVD PENTHOUSE #810  
MIAMI FL 33181-2742

##### PHYSICAL LOCATION

99615 OVERSEAS HWY KEY LARGO  
99623 OVERSEAS HWY KEY LARGO

##### LEGAL DESCRIPTION

PORT LARGO KEY LARGO PB5-3 PT TR E  
OR464-20-21 OR481-7/19E OR777-732/733  
OR1121-386  
SUBDIVISION:  
PORT LARGO

##### SECTION, TOWNSHIP, RANGE

33 - 61 - 39

AFFORDABLE  
HOUSING

No

##### MILLAGE GROUP

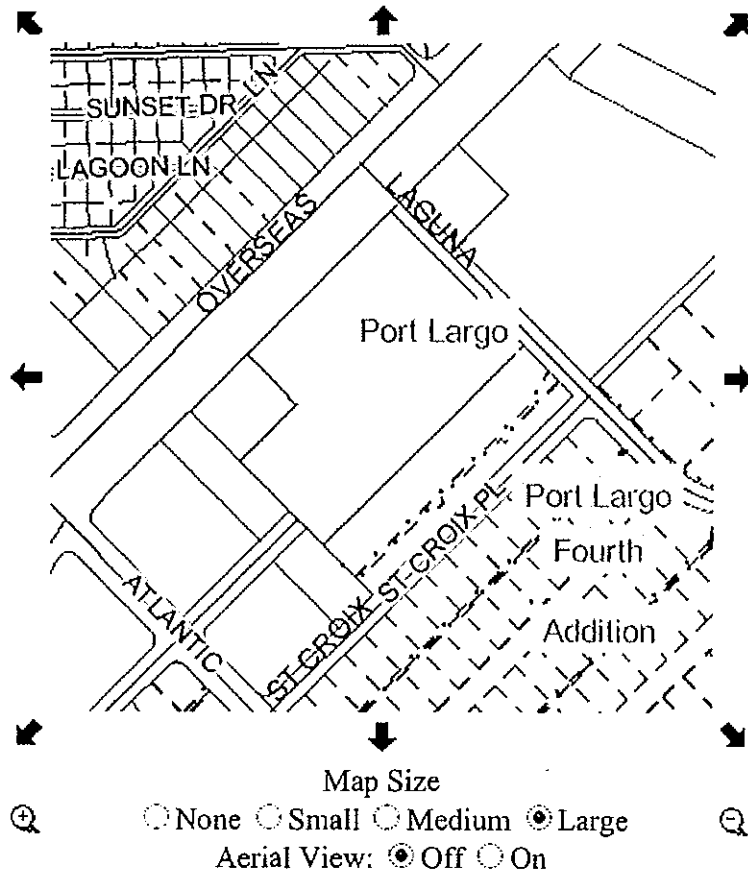
500K

[Estimate Taxes](#)

PC CODE

COMMUNITY SHOPPING CENTERS

##### PROPERTY MAP



Land Details											
LAND USE CODE COMMERCIAL HIGHWAY				FRONTAGE 0		DEPTH 0		LAND AREA 5 AC			
Summary of Buildings											
NUMBER OF BUILDINGS 1				TOTAL LIVING AREA 56146							
NUMBER OF COMMERCIAL BUILDINGS 1				YEAR BUILT 1972							
Building Characteristics Building No 1											
BUILDING TYPE		CONDITION		<u>E</u>	QUALITY GRADE		300	EFFECTIVE AGE		12	
PERIMETER		1498	DEPRECIATION %		15	YEAR BUILT		1972	SPECIAL ARCH		0
GRND FLOOR AREA		56146	FUNCTIONAL OBS		0	ECONOMIC OBS		0			
INCLUSIONS:											
ROOF TYPE		ROOF COVER		HEAT 1		HEAT 2					
FOUNDATION		BEDROOMS		0	HEAT SRC 1		HEAT SRC 2				
EXTRA FEATURES:											
2	FIX BATH	0	4	FIX BATH	0	6	FIX BATH	0	EXTRA FIX	40	
	VACUUM	0	SECURITY	0	GARBAGE DISPOSAL	0					
3	FIX BATH	0	5	FIX BATH	0	7	FIX BATH	0	DISHWASHER	0	
	INTERCOM	0	FIREPLACES	0	COMPACTOR	0					
Sections											
TYPE		NBR	EXTERIOR WALL TYPE		# STORIES	YEAR BUILT		ATTIC	A/C BASEMENT %	FINISHED BASEMENT %	AREA
<u>FLA</u>	1				1	1971					56146
<u>OUF</u>	2				1	1971					5110
<u>OUF</u>	3				1	1998					244
Miscellaneous Improvements											
NBR	IMPR TYPE		# UNITS	TYPE	LENGTH	WIDTH	YEAR BUILT	ROLL YEAR	GRADE	LIFE	
1	<u>PT3:PATIO</u>		2240	SF	0	0	1975	1976	2	50	
2	<u>AP2:ASPHALT PAVING</u>		81546	SF	0	0	1975	1976	2	25	
3	<u>CL2:CH LINK FENCE</u>		240	SF	40	6	1996	1997	1	30	

**Sec. 9.5-406. Criteria for variances.**

A variance from the provision or requirements of this division shall be granted only where:

- (a) The literal interpretation and strict application of the provision and requirements of this division would cause undue and unnecessary hardship to the sign owner because of unique or unusual conditions pertaining to the specific building or parcel or property in question. *VISUAL*
- (b) The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.
- (c) The unusual conditions applying to the specific property do not apply generally to other properties in the county.
- (d) The granting of the variance will not be contrary to the general objective of this division of moderating the size, number and obtrusive placement of signs and the reduction of clutter.
- (e) The variance is not requested on the basis of economic hardship of the sign user.

(Ord. No. 1-1994, § 1; Ord. No. 36-1997, § 7)

# IRELAND COMPANIES



July 11, 2008

Joe Haberman, Planner  
**Marathon Government Center**  
2798 Overseas Highway, Suite 400  
Marathon, FL 33050

## **RE: Sign Variance Application Agency**

Dear Joe:

This letter shall serve as notice that the law firm of Hershoff, Lupino & Yagel LLP, represents the Ireland Companies as agents for the sign variance application being processed through Monroe County building and zoning departments.

Sincerely,

M. Scott Ireland,

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before this 11<sup>th</sup> day of July, 2008, by M. Scott Ireland, who personally appeared before me, and is/are personally known to me or have produced \_\_\_\_\_ as identification and acknowledged executing the foregoing document.



Notary Public State of Florida  
Print name: Rita Elek





Harold J. Newburn  
7840 SW 129th Terrace  
Miami, Florida 33156

Harold J. Newburn  
7840 SW 129th Terrace  
Miami, Florida 33156

Harold J. Newburn  
7840 SW 129th Terrace  
Miami, Florida 33156

Harold J. Newburn  
7840 SW 129th Terrace  
Miami, Florida 33156

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7840 SW 129th Terrace  
Miami, Florida 33156

Harold J. Newburn  
7840 SW 129th Terrace  
Miami, Florida 33156

Harold J. Newburn  
7840 SW 129th Terrace  
Miami, Florida 33156

Harold J. Newburn  
7840 SW 129th Terrace  
Miami, Florida 33156

Harold J. Newburn  
7840 SW 129th Terrace  
Miami, Florida 33156





Amerada Hess Corporation  
One Hess Plaza  
Woodbridge, NJ 07095

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## Monroe County Property Appraiser - Radius Report

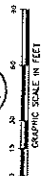
\* AK: 1553158 Parcel ID: 00453440-000101 Physical Location: 99601 OVERSEAS HWY KEY LARGO  
Legal Description: PORT LARGO KEY LARGO PB5-3 PT TRACT E .585 AC OR49 0-190-191 OR920-1619/1621 OR948-1  
Owners Name: AMERADA HESS CORPORATION  
Address:: ONE HESS PLAZA WOODBRIDGE, NJ 07095

\* AK: 1553166 Parcel ID: 00453440-000102 Physical Location: 555 ST. CROIX PLACE KEY LARGO  
Legal Description: PORT LARGO KEY LARGO PB5-3 PT TR E OR464-20-21 OR4 81-7/19E OR825-445 OR830-2430/243  
Owners Name: NEWBURN HAROLD J  
Address:: 7840 SW 129TH TERRACE MIAMI, FL 33156

\* AK: 1553247 Parcel ID: 00453440-000900 Physical Location: KEY LARGO  
Legal Description: PORT LARGO KEY LARGO PB5-3 PT. TRACT E. 46 AC OR54 1-402 OR1138-509/577/REC(JMH) OF  
Owners Name: BARNETT BANK OF JACKSONVILLE N A C/O BANK OF AMERICA ATTN: CORP REAL ESTATE ASSESSMENTS  
Address:: 101 N TRYON ST CHARLOTTE, NC 28255

\* AK: 1553221 Parcel ID: 00453440-000700 Physical Location: KEY LARGO  
Legal Description: PORT LARGO-KEY LARGO PB5-3 PT TRACT E .63 AC OR502 -662 OR1138-509/577/REC(JMH) OR1  
Owners Name: BARNETT BANK OF JACKSONVILLE N A C/O BANK OF AMERICA ATTN: CORP REAL ESTATE ASSESSMENTS  
Address:: 101 N TRYON ST CHARLOTTE, NC 28255





**LEGEND:**

- [illegible]

**ABBREVIATIONS:**

- STAFF ROAD  
 = SECTION  
 - SOUTHWEST  
 = NORTH  
 - TOWN  
 = WEST  
 - PLAT BOOK  
 = PAGE  
 - OPTIONAL RECORD BOOK

ATLANTIC BOULEVARD

ONE STORY CBS BUILDING

"PORT LARGO"  
PORTION OF TRACT "E"

NOT A PART OF  
THIS SURVEY

NOT A PART OF THIS SURVEY

ST. CROIX PLACE

**LBST**

**PBS**

ARCHITECTURE  
ENGINEERING  
SURVEYING  
PLANNING

8001 N.E. 10TH AVENUE  
MIAMI, FLORIDA 33178-8887  
(800) 888-7610

DESIGN • CONSTRUCTION • REPAIRS • MAINTENANCE

IRELAND WALDORF, LTD.

PROJECT	WALDORF PLAZA KEY LARGO, FLORIDA
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TASK	UPDATE BOUNDARY SURVEY
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ORIGINAL 04-22-95  
REVIEWS:  
03-05-02 UPDATE SURVEY

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12 \_\_\_\_\_

JOB NO. 01-1335-02  
DRAWN FS / JS  
DESIGNED EP  
CHECKED OMO  
QC SM  
FIG. 1320, 3B-44  
SHEET 2/2